

FREIGHT HOUSE VILLAGE

WALNUT STREET & E. 20TH STREET
KANSAS CITY, MO 64108



HW PROJECT NO: 129041

OWNER

LUX LIVING
1 N TAYLOR AVE
ST. LOUIS, MO 63108
P: 314.590.3994

ARCHITECT

HOEFER WELKER
11460 TOMAHAWK CREEK PKWY, SUITE 400
LEAWOOD, KANSAS 66211
P: 913.307.3700

MEP ENGINEER

HOEFER WELKER
11460 TOMAHAWK CREEK PKWY, SUITE 400
LEAWOOD, KANSAS 66211
P: 913.307.3700

STRUCTURAL ENGINEER

BOB D. CAMPBELL & COMPANY
4338 BELLEVUE AVE
KANSAS CITY, MISSOURI 64111
P: 816.531.4144

CIVIL ENGINEER

POEHLMAN & PROST INC.
9280 DELMAN INDUSTRIAL RD.
ST. LOUIS, MISSOURI 63132
P: 314.997.5777

LANDSCAPE ARCHITECT

HPLA STUDIO
8321 E. EVANS RD., SUITE 101
SCOTTSDALE, AZ 85260
P: 972.701.9636

SHEET INDEX

Sheet Name	Sheet Number
COVER SHEET	CS1
COVER SHEET (CIVIL)	C1.00
SITE PLAN	C2.00
PRELIMINARY PLAT	C3.00
UTILITY PLAN	C4.00
PRELIMINARY LANDSCAPE PLAN	L1.00
PRELIMINARY LANDSCAPE PLAN	L1.01
STREETSCAPE PLAN	L1.02
ARCHITECTURAL SITE PLAN	AS1.11
MAIN LEVEL & PARKING LEVEL FLOOR PLANS	A1.01
FLOOR PLANS (LEVELS 2-4)	A1.02
FLOOR PLANS (LEVELS 5-7)	A1.03
EXTERIOR ELEVATIONS	A2.11
PRELIMINARY RENDERS	A2.15
PHOTOMETRIC PLAN	E0.01

UR REZONING & PRELIMINARY DEVELOPMENT PLAN

SEPTEMBER 19, 2022

DENSITY CALCULATIONS:

TOTAL SITE: 46,167 SQ. FT. = 1.06 ACRES
EXISTING IMPERVIOUS AREA: 42,748 SQ. FT. = 0.98 ACRES
EXISTING PERVIOUS AREA: 3,419 SQ. FT. = 0.08 ACRES
EXISTING GREEN SPACE: 7.41%

DIFFERENTIAL Q CALCULATIONS

TOTAL SITE: 48,167 SQ. FT. = 1.06 ACRES
EXISTING Q = (0.08 ACRES)(1.70) + (0.65 ACRES)(3.54) + (0.33 ACRES)(4.20) = 3.83 C.F.S.
PROPOSED Q = (0.08 ACRES)(1.70) + (0.02 ACRES)(3.54) + (0.97 ACRES)(4.20) = 4.25 C.F.S.
DIFFERENTIAL Q = 4.25 C.F.S. - 3.83 C.F.S. = 0.42 C.F.S.

FLOOD ZONE NOTE:

ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 2909500254G, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

NOTE:

SURVEY INFORMATION PROVIDED BY OLSSON LAND SURVEYING, DATED MAY 23, 2022. PROJECT NO. 022-02524

PARKING & LOADING SPACE CALCULATIONS

ACCESSIBLE SPACES REQUIRED:

201 TO 300 PARKING SPACES
ACCESSIBLE PARKING SPACES: 6 SPACES
VAN-ACCESSIBLE PARKING SPACES: 1 SPACES
ACCESSIBLE PARKING SPACES REQUIRED: 7 SPACES

PARKING SPACES PROVIDED:

STANDARD SURFACE PARKING SPACES PROVIDED: 64 SPACES
STANDARD GARAGE PARKING SPACES PROVIDED: 199 SPACES
ACCESSIBLE PARKING SPACES PROVIDED: 7 SPACES
TOTAL PARKING SPACES PROVIDED: 270 SPACES

LOADING SPACES REQUIRED:

NO LOADING SPACE IS REQUIRED

UTILITY INFORMATION

AT&T
500 EAST 8TH STREET, ROOM 628
KANSAS CITY, MISSOURI 64106
CONTACT: CARRIE CILKE
(816) 703-2300
cc3527@att.com

CENTURY LINK/LPEC
435 MAIN STREET
GARDNER, KANSAS 66030
CONTACT: BLAINE HALVORSON
(913) 856-6566
blaine.halvorson@centurylink.com

CHARTER COMMUNICATIONS (TIME WARNER CABLE)
8221 WEST 119TH STREET
OVERLAND PARK, KANSAS 66213
CONTACT: ALAN L. SHAW
(816) 643-1906
alan.shaw@charter.com

EGERGY
1200 MAINSTREET
KANSAS CITY, MISSOURI 64105
CONTACT: (888) 471-5275

GOOGLE FIBER
908 BROADWAY BOULEVARD
KANSAS CITY, MISSOURI 64105
CONTACT: ANDREA SAKLA, ASSOCIATE DEPLOYMENT MANAGER
(415) 736-9962
andreasakla@google.com

KANSAS CITY PARKS AND RECREATION DEPARTMENT
PLANNING SERVICES DIVISION
4600 EAST 63RD STREET
KANSAS CITY, MISSOURI 64130
CONTACT: RICHARD ALLEN
(816) 513-7713
richard.allen@kcmo.org

KANSAS CITY PUBLIC WORKS DEPARTMENT
STREET AND TRAFFIC DIVISION
5310 MUNICIPAL DRIVE
KANSAS CITY, MISSOURI 64120
CONTACT: WEI SUN
(816) 513-9869
wei.sun@kcmo.org

KANSAS CITY PUBLIC WORKS DEPARTMENT
STREETLIGHT SERVICES
5310 MUNICIPAL DRIVE
KANSAS CITY, MISSOURI 64120
CONTACT: SARA HURST
(816) 513-9882
sara.hurst@kcmo.org
MAHMOUD HADJIAN
mahmoud.hadjian@kcmo.org

KANSAS CITY WATER SERVICES DEPARTMENT

KANSAS CITY, MISSOURI 64120
CONTACT:

KANSAS CITY FIRE DEPARTMENT
635 WOODLAND, SUITE 2103
KANSAS CITY, MISSOURI 64120
CONTACT: JOHN HASTINGS
(816) 513-4643
john.hastings@kcmo.org

KANSAS CITY POWER & LIGHT COMPANY
8325 NORTH PLATTE PURCHASE DRIVE
KANSAS CITY, MISSOURI 64118
CONTACT: RONALD McCALL
(816) 420-4803
ronald.mccall@kcpl.com

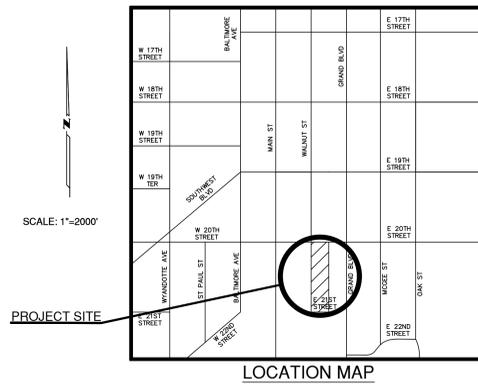
SPIRE ENERGY
ENGINEERING
7500 EAST 35TH TERRACE
KANSAS CITY, MISSOURI 64129
CONTACT: MELISSA WURTZ
(816) 398-5506
melissa.wurtz@spireenergy.com

SPRINT
800 NORTHWEST TECHNOLOGY DRIVE
LEE'S SUMMIT, MISSOURI 64086
CONTACT: JASON CANTRELL
(913) 488-8489
jason.cantrell@sprint.com

VEOLIA ENERGY NORTH AMERICA
115 GRAND BOULEVARD
KANSAS CITY, MISSOURI 64106
CONTACT: RICHARD BEHRENS
(913) 240-7052
richard.behrens@vicinityenergy.us

PRELIMINARY DEVELOPMENT PLAN
FREIGHT HOUSE VILLAGE

A TRACT OF LAND BEING LOT 2 OF MYLAN PLAT,
AND LOTS 65 TO 71 OF UNION STATION ADDITION
NORTHWEST 1/4, SECTION 8, TOWNSHIP 50 NORTH, RANGE 33 WEST
CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI



LOCATION MAP

SHEET INDEX

- C1 OF 4 COVER SHEET
C2 OF 4 SITE PLAN
C3 OF 4 PRELIMINARY PLAT
C4 OF 4 UTILITY PLAN

SITE INFORMATION

ADDRESS: 2001 WALNUT STREET, KANSAS CITY, MISSOURI
2015 WALNUT STREET, KANSAS CITY, MISSOURI
ZIP CODE: 64108
MUNICIPALITY: KANSAS CITY
PROPERTY LOCATION: SOUTHWEST CORNER OF EAST 20TH STREET
AND WALNUT STREET
TOTAL SITE AREA: 46,168 SQUARE FEET
1.06 ACRES
EXISTING ZONING: DX-15 - DOWNTOWN MIXED USE DISTRICT
PROPOSED ZONING: UR - URBAN REDEVELOPMENT DISTRICT
PROPOSED USE: MULTI-FAMILY DEVELOPMENT
PARCEL ID: 29-520-35-09-00-0-00-000
29-520-35-03-00-0-00-000
SCHOOL DISTRICT: KANSAS CITY MISSOURI 110

LEGEND OF SYMBOLS table with columns: OBJECT/CONDITION REPRESENTED BY SYMBOL, EXISTING SYMBOL, PROPOSED SYMBOL. Includes symbols for utility poles, trees, electrical lines, water lines, manholes, etc.

ABBREVIATIONS INDEX

ABBREVIATIONS INDEX table listing various symbols and their meanings, such as AL ASPHALT, ATC ADJUST TO GRADE, B/L BASELINE, etc.

BENCHMARK

THE BENCHMARK IS A R.R. SPIKE ON THE WESTSIDE OF A POWER POLE BEING THE THIRD POWER POLE SOUTH OF THE INTERSECTION OF WALNUT STREET AND 20TH STREET WITH AN ELEVATION OF 789.64.

LEGAL DESCRIPTION

PROPERTY DESCRIPTION: AS PROVIDED BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC.

TRACT 1: LOT 2, MYLAN PLAT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

TRACT 2: LOTS 65, 66, 67, 68, 69, 70 AND 71, UNION STATION ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF.

SURVEYED BY:

Olsson Associates
7301 West 133rd Street, Suite 200
Overland Park, Kansas 66213
Phone: (913) 381-1170
Fax: (913) 381-1174

NOTE: SURVEY INFORMATION PROVIDED BY OLSSON, INC. PROJECT NUMBER 022-02524, DATED MAY 23, 2022

PRELIMINARY
NOT FOR CONSTRUCTION

UTILITY LOCATION NOTE

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

THE ORIGINAL OF THIS DRAWING IS ON FILE AT THE OFFICE OF PUEHLIMAN & PROST, INC. ANY REPRODUCTIONS OF THIS DRAWING WITHOUT WRITTEN PERMISSION IS PROHIBITED. ALL ELECTRONIC AND PRINTED REPRODUCTIONS OF THIS DRAWING WITHOUT WRITTEN PERMISSION IS PROHIBITED. ALL ELECTRONIC AND PRINTED REPRODUCTIONS OF THIS DRAWING WITHOUT WRITTEN PERMISSION IS PROHIBITED.

ENGINEERING/SURVEYING AUTHENTICATION

THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING/SURVEYING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHORIZED BY THE SEAL, SIGNATURE AND DATE HERE UNDER. ANY OTHER USE OF THIS DRAWING WITHOUT WRITTEN PERMISSION IS PROHIBITED. ALL ELECTRONIC AND PRINTED REPRODUCTIONS OF THIS DRAWING WITHOUT WRITTEN PERMISSION IS PROHIBITED.

BEFORE YOU DRILL - CALL 811 (TOLL FREE) MISSOURI ONE CALL SYSTEM, INC.

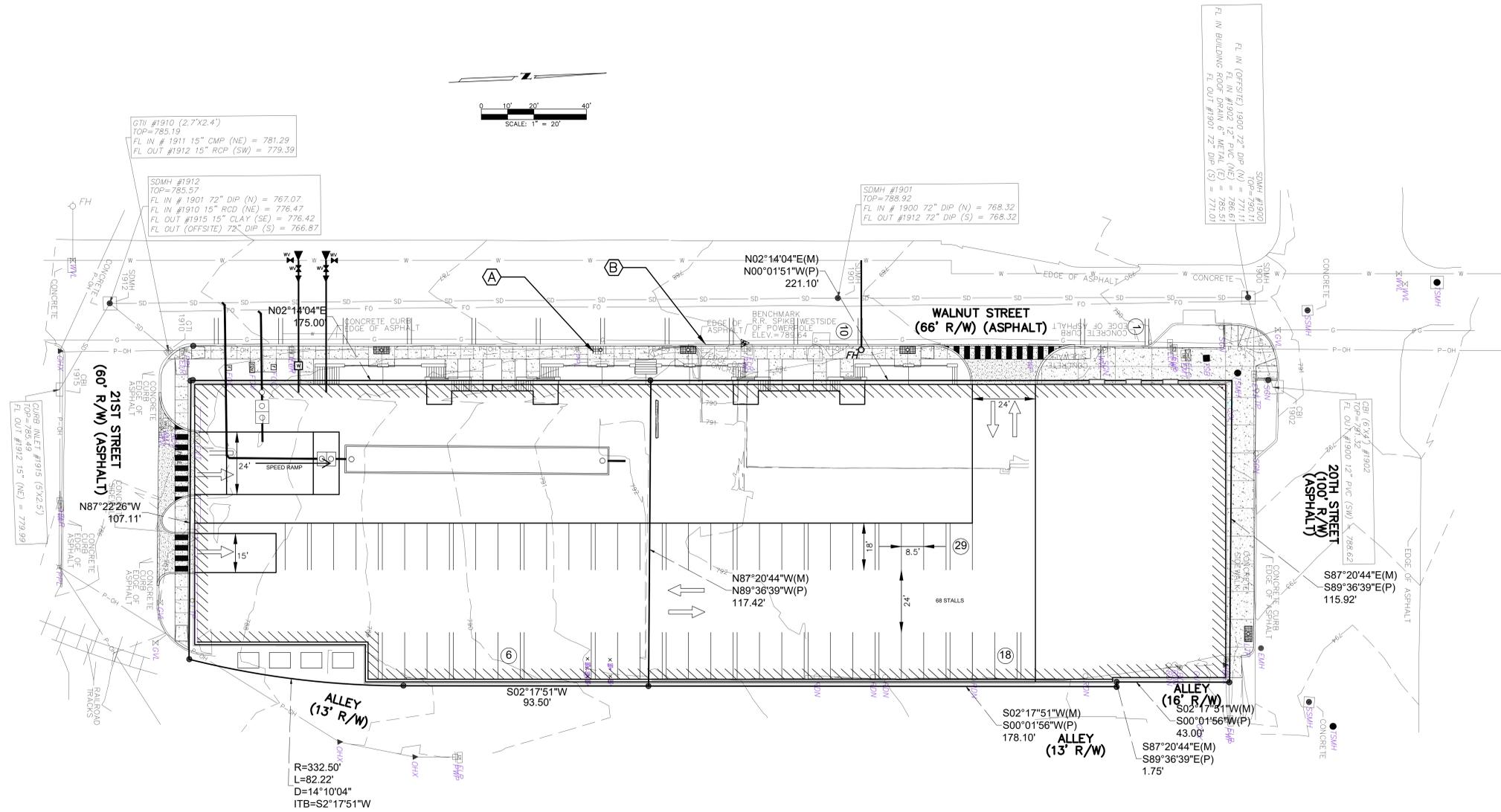
PUEHLIMAN & PROST, INC. Land Surveying and Civil Engineering. P.O. Box 1518, 46 C Worthington Access Drive, Marianna Heights, Missouri 63043. Phone: (314) 997-5777, Fax: (314) 997-0407, E-Mail: bpoehlman@poehlman-prost.com

FREIGHT HOUSE VILLAGE
PRELIMINARY DEVELOPMENT PLAN
A TRACT OF LAND BEING LOT 2 OF MYLAN PLAT,
AND LOTS 65 TO 71 OF UNION STATION ADDITION
NORTHWEST 1/4, SECTION 8, TOWNSHIP 50 NORTH, RANGE 33 WEST
CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

NO. DESCRIPTION DATE
1 KCMO Revisions 08-04-2022
2 KCMO Revisions 08-04-2022

Professional Engineer Seal for Raymond Paul Mertz, No. E-24258, State of Missouri.

DATE: 08-01-2022
PROJECT NUMBER: 222-027



ENGINEERING/SURVEYING AUTHENTICATION
 THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING/SURVEYING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHORIZED BY THE SEAL, SIGNATURE AND DATE HERE UNDER. ANY REVISIONS TO THESE PLANS SHALL BE INDICATED BY A REVISION TABLE AND SHALL BE AUTHORIZED IN THE PROJECT AND SPECIFICALLY EXCLUDES REVISIONS NOTED IN THIS DATE, UNLESS BE AUTHORIZED.

PREPARED FOR:
 CWD EQUITY II
 P.O. BOX 24178
 ST. LOUIS, MISSOURI 63146

ENGINEERING/SURVEYING RELEASE
 THE ORIGINAL OF THIS DRAWING IS ON FILE AT THE OFFICE OF POEHLMAN & PROST, INC. ANY REPRODUCTIONS OF THIS DRAWING WITHOUT WRITTEN PERMISSION IS PROHIBITED. ALL ELECTRONIC COPIES ARE THE PROPERTY OF POEHLMAN & PROST, INC. AND ANY REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENT OR ANY PART THEREOF WITHOUT THE EXPRESS WRITTEN CONSENT OF POEHLMAN & PROST, INC. IS PROHIBITED.

UTILITY LOCATION NOTE
 THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

PREPARED FOR:
 CWD EQUITY II
 P.O. BOX 24178
 ST. LOUIS, MISSOURI 63146

ENGINEERING/SURVEYING RELEASE
 THE ORIGINAL OF THIS DRAWING IS ON FILE AT THE OFFICE OF POEHLMAN & PROST, INC. ANY REPRODUCTIONS OF THIS DRAWING WITHOUT WRITTEN PERMISSION IS PROHIBITED. ALL ELECTRONIC COPIES ARE THE PROPERTY OF POEHLMAN & PROST, INC. AND ANY REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENT OR ANY PART THEREOF WITHOUT THE EXPRESS WRITTEN CONSENT OF POEHLMAN & PROST, INC. IS PROHIBITED.

FREIGHT HOUSE VILLAGE
PRELIMINARY DEVELOPMENT PLAN
 A TRACT OF LAND BEING LOT 2 OF MYLAN PLAT,
 AND LOTS 65 TO 71 OF UNION STATION ADDITION
 NORTHWEST 1/4, SECTION 8, TOWNSHIP 50 NORTH, RANGE 33 WEST
 CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

DATE: 08-04-2022
PROJECT NUMBER: 222-027

SITE PLAN
C2 OF 4

RAYMOND PAUL MERTZ, PE
 NUMBER E-24258
 MISSOURI PROFESSIONAL ENGINEER

RAYMOND PAUL MERTZ, PE
 DATE: 08-04-2022
 PROJECT NUMBER: 222-027

POEHLMAN & PROST, INC.
 Land Surveying and Civil Engineering
 P.O. Box 1516
 46 C Worthington Access Drive
 Maryland Heights, Missouri 63043
 (314) 997-5777 Phone
 (314) 997-0407 Fax
 E-Mail: bpoehlman@poehlman-prost.com

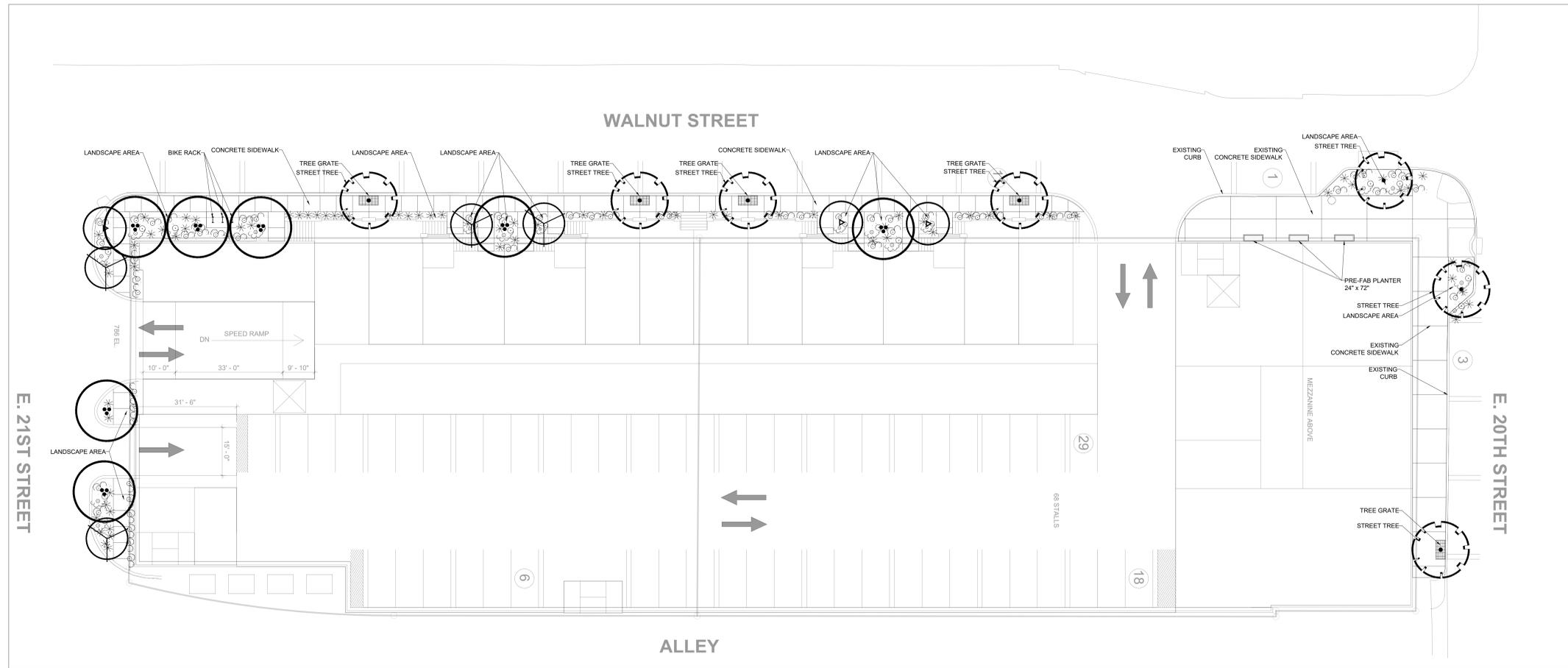
F:\2022\222-027\Engineering\Preliminary\Plan\Revision_3 (08-12-2022).KCMO_Revision\222-027 - C2 - Site Plan.dwg, 9/13/2022, 3:09:38 PM, DWG, To: PDF.plt

DESIGNED BY: D.E. & M.R.
 DRAWN BY: D.E. & M.O.
 LAOR: DANIEL R. ERLANDSON
 PLOT DATE: 09/12/2022

ISSUE FOR PRICING/BIDDING:
 ISSUE DATE:
 ISSUE FOR PERMIT APPLICATION:
 ISSUE DATE:
 ISSUE FOR CONSTRUCTION:
 ISSUE DATE:

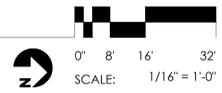
REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

COPYRIGHT 2020 - Humphreys & Partners Landscape Architecture, L.L.C. All Rights Reserved.
 The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.



PRELIMINARY LANDSCAPE PLAN

SITE PLAN



PLANT PALETTE - SITE

TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS
<i>Gleditsia triacanthos</i> 'Shademaster' SHADEMASTER HONEYLOCUST	07	36" BOX	3" CAL. MIN.	12'-15' HT. STANDARD
<i>Acer x freemanii</i> 'Jeffersred' AUTUMN BLAZE RED MAPLE	07	36" BOX	3" CAL. MIN.	12'-15' HT. STANDARD
<i>Cornus florida</i> 'Cherokee Chief' CHEROKEE CHIEF DOGWOOD	03	24" BOX	2" CAL. MIN.	10' HT. MULTI-STEM
<i>Betula nigra</i> 'Little King' DWARF RIVER BIRCH	04	24" BOX	N/A	12'-15' HT. MULTI-STEM

SHRUBS

NAME	QTY.	SIZE	HEIGHT
<i>Cornus stolonifera</i> 'Arrow' ARCTIC FIRE DOGWOOD	00	5 GAL	24" HT.
<i>Calamagrostis x acutiflora</i> 'Karl Foerster' KARL FOERSTER GRASS	00	5 GAL	18" HT.
<i>Hesperaloe parviflora</i> RED YUCCA	00	5 GAL	30" HT.
<i>Euonymus alatus</i> DWARF BURNING BUSH	00	5 GAL	18" HT.
<i>Spiraea x bumalda</i> 'Anthony Waterer' ANTHONY WATERER SPIREA	00	5 GAL	30" HT.
<i>Buxus</i> 'Green Velvet' GREEN VELVET BOXWOOD	00	5 GAL	18" HT.

GROUNDCOVERS

NAME	QTY.	SIZE
<i>Trachelospermum asiaticum</i> ASIATIC JASMINE	00	5 GAL
<i>Liriope muscari</i> 'Big Blue' BIG BLUE LIRIOPE	00	3 GAL

LANDSCAPE MATERIALS

	INTEGRAL COLORED CONCRETE (BY: DAVIS) COLOR: TRD FINISH: LIGHT BROOM SCORE SIZE: 5' x 5' SAW-CUT (REFER TO DETAIL xx/19.xx)
	LANDSCAPE AREA

Shredded hardwood mulch- 3" in all non turf areas

88-425-LANDSCAPE REQUIREMENTS	Description of what is required	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	1 tree every 30' street frontage	21	21		
88-425-04 General	1 tree per 5,000 sf of principal building	9	21		
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets					
Buffer Width	10'		N/A		
Trees	1 tree per 30 lf of landscape		N/A		
Shrubs/Wall/Berm	Interior of the perimeter landscape buffer		N/A		
88-425-05 Perimeter Vehicular Use Area Adjacent to Residential Zones					
Buffer Width			N/A		
Shrubs/Berm/Fence/Wall			N/A		
88-425-06 Interior Vehicular Use Area					
Interior Area			N/A		
Trees			N/A		
Shrubs			N/A		
88-425-07 Parking Garage Screening	N/A				
88-425-08 Mechanical/Utility Equipment Screening	N/A				
88-425-09 Outdoor Use Screening	N/A				

FREIGHT HOUSE VILLAGE
 2001 WALNUT STREET & E. 20TH STREET
 KANSAS CITY, MO 64108
 PROJECT #H22-128

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.



HUMPHREYS & PARTNERS LANDSCAPE ARCHITECTURE, L.L.C.
 5339 ALPHA ROAD SUITE 300
 DALLAS, TX 75240
 T: (972) 701-9636
 F: (972) 701-9639
 W: www.hplastudio.com

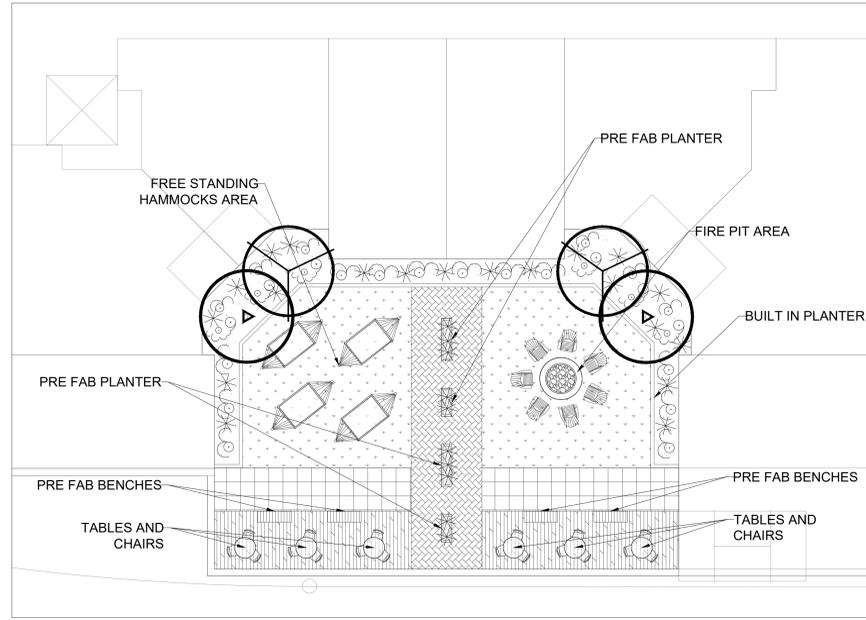
VICTOR ALSTON
 E: vic@revivalstl.com

SHEET TITLE
PRELIMINARY LANDSCAPE PLAN

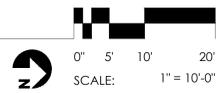
SHEET NUMBER
L1.00

SCALE: AS INDICATED

PRELIMINARY DEVELOPMENT PLAN - 2022-SEPTEMBER-12 - NOT FOR CONSTRUCTION



PRELIMINARY LANDSCAPE PLAN
INTERIOR COURTYARD



PLANT PALETTE - INTERIOR COURTYARD

TREES				
NAME	QTY.	SIZE	CALIPER	COMMENTS
<i>Cornus florida</i> 'Cherokee Chief' CHEROKEE CHIEF DOGWOOD	02	24" BOX	2" CAL. MIN.	10' HT. MULTI-STEM
<i>Betula nigra</i> 'Little King' DWARF RIVER BIRCH	02	24" BOX	N/A	12'-15' HT. MULTI-STEM
SHRUBS				
NAME	QTY.	SIZE	HEIGHT	
<i>Clethra alnifolia</i> 'Vanilla Spice' VANILLA SPICE SWEET SPIRE	00	5 GAL	24" HT.	
<i>Pennisetum alopecuroides</i> 'Ginger Love' GINGER LOVE FOUNTAIN GRASS	00	5 GAL	24" HT.	
<i>Hydrangea paniculata</i> 'Bobo' PANICLE HYDRANGEA	00	5 GAL	24" HT.	
<i>Itea virginica</i> 'Henry's Garnet' HENRY'S GARNET ITEA	00	5 GAL	24" HT.	
<i>Clethra alnifolia</i> 'Summer Sweet' SUMMER SWEET CLETHRA	00	5 GAL	24" HT.	
<i>Cornus stolonifera</i> 'Farrow' ARCTIC FIRE DOGWOOD	00	5 GAL	24" HT.	
<i>Spirea x bumalda</i> 'Anthony Waterer' ANTHONY WATERER SPIREA	00	5 GAL	30" HT.	
<i>Hakonechloa macra</i> 'Aureola' GOLDEN JAPANESE FOREST GRASS	00	5 GAL	18" HT.	
<i>Hesperaloe parviflora</i> RED YUCCA	00	5 GAL	30" HT.	
GROUNDCOVERS / VINES				
NAME	QTY.	SIZE		
<i>Euonymus fortunei</i> 'Variegata' VARIEGATED WINTERCREEPER	00	1 GAL		
<i>Liriope muscari</i> 'Big Blue' BIG BLUE LIRIOPE	00	3 GAL		
<i>Hedera helix</i> 'Variegata' VARIEGATED ENGLISH IVY	00	3 GAL		

LANDSCAPE MATERIALS	
	INTEGRAL COLORED CONCRETE (BY: DAVIS) COLOR: TBD FINISH: LIGHT BROOM SCORE SIZE: 2" x 2" SAW-CUT (REFER TO DETAIL xx/L9,xx)
	STAMPED COLORED CONCRETE (BY: DAVIS) COLOR: TBD PATTERN: HERRINGBONE
	COMPOSITE WOOD DECKING (BY: TREX.COM) SIZE: 12' x 5.5' x 1" COLOR: ROPE SWING (REFER TO DETAIL XX/L9,XX)
	ARTIFICIAL TURF (BY SYNTHETICGRASSWAREHOUSE) TYPE: DIAMOND PRO FESCUE COLOR: OLIVE GREEN (REFER TO DETAIL XX/L9,XX)
	LANDSCAPE AREA

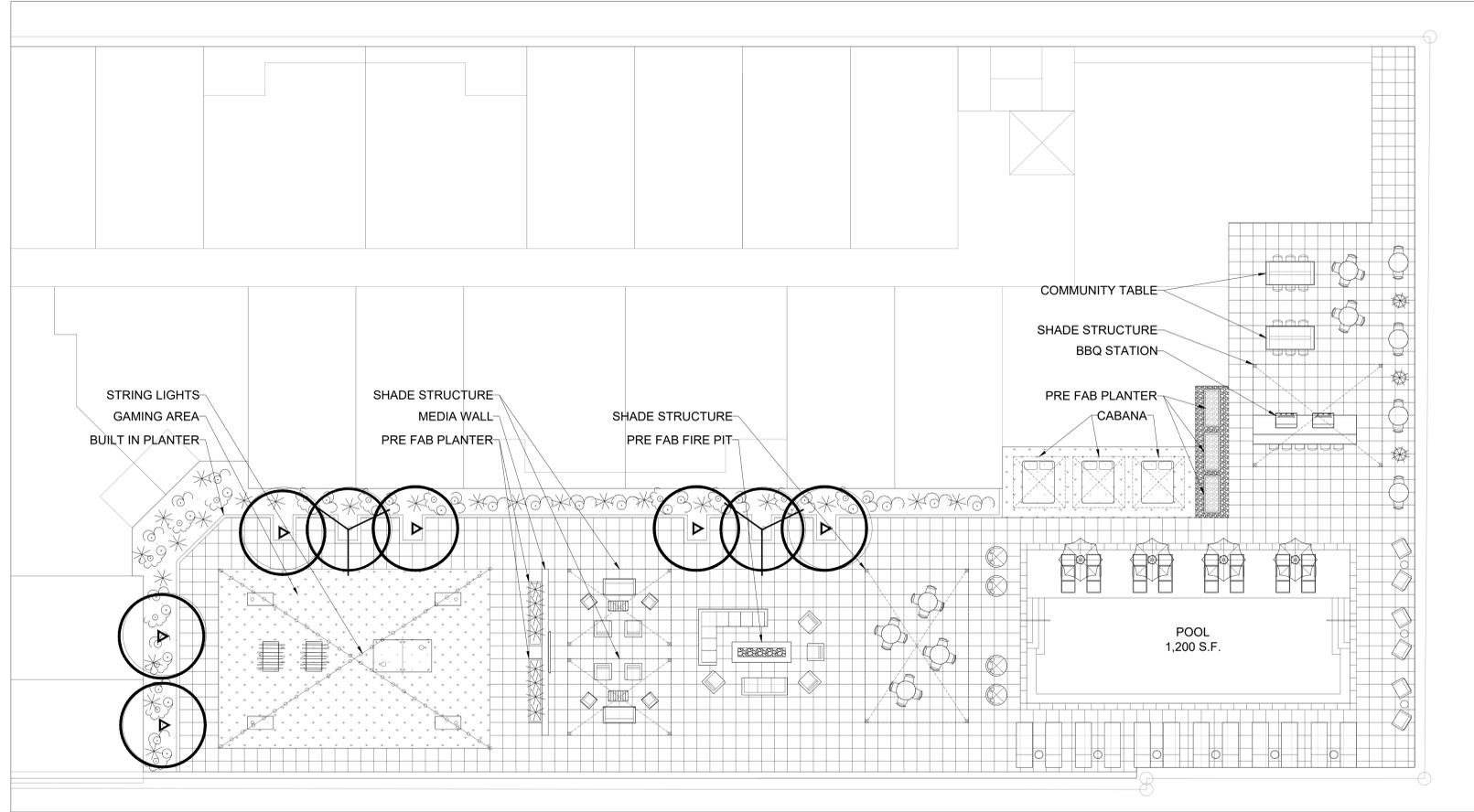
Shredded hardwood mulch- 3" in all non turf areas

DESIGNED BY: D.E. & M.R.
DRAWN BY: D.E. & M.O.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 09/12/2022

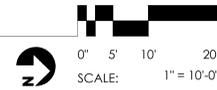
ISSUE FOR PRICING/BIDDING:
ISSUE DATE
ISSUE FOR PERMIT APPLICATION:
ISSUE DATE
ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

COPYRIGHT 2020 - Humphreys & Partners Landscape Architecture, L.L.C.
All Rights Reserved
The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.



PRELIMINARY LANDSCAPE PLAN
POOL DECK



PLANT PALETTE - POOL DECK

TREES				
NAME	QTY.	SIZE	CALIPER	COMMENTS
<i>Cornus florida</i> 'Cherokee Chief' CHEROKEE CHIEF DOGWOOD	06	24" BOX	2" CAL. MIN.	10' HT. MULTI-STEM
<i>Betula nigra</i> 'Little King' DWARF RIVER BIRCH	02	24" BOX	N/A	12'-15' HT. MULTI-STEM
SHRUBS				
NAME	QTY.	SIZE	HEIGHT	
<i>Pennisetum alopecuroides</i> 'Ginger Love' GINGER LOVE FOUNTAIN GRASS	00	5 GAL	24" HT.	
<i>Hydrangea paniculata</i> 'Bobo' PANICLE HYDRANGEA	00	5 GAL	24" HT.	
<i>Itea virginica</i> 'Henry's Garnet' HENRY'S GARNET ITEA	00	5 GAL	24" HT.	
<i>Clethra alnifolia</i> 'Summer Sweet' SUMMER SWEET CLETHRA	00	5 GAL	24" HT.	
<i>Cornus stolonifera</i> 'Farrow' ARCTIC FIRE DOGWOOD	00	5 GAL	24" HT.	
<i>Spirea x bumalda</i> 'Anthony Waterer' ANTHONY WATERER SPIREA	00	5 GAL	30" HT.	
<i>Hakonechloa macra</i> 'Aureola' GOLDEN JAPANESE FOREST GRASS	00	5 GAL	18" HT.	
<i>Hesperaloe parviflora</i> RED YUCCA	00	5 GAL	30" HT.	
<i>Euonymus alatus</i> DWARF BURNING BUSH	00	5 GAL	18" HT.	
GROUNDCOVERS / VINES				
NAME	QTY.	SIZE		
<i>Euonymus fortunei</i> 'Variegata' VARIEGATED WINTERCREEPER	00	1 GAL		
<i>Liriope muscari</i> 'Big Blue' BIG BLUE LIRIOPE	00	3 GAL		
<i>Hedera helix</i> 'Variegata' VARIEGATED ENGLISH IVY	00	3 GAL		

LANDSCAPE MATERIALS	
	INTEGRAL COLORED CONCRETE (BY: DAVIS) COLOR: TBD FINISH: LIGHT BROOM SCORE SIZE: 2" x 2" SAW-CUT (REFER TO DETAIL xx/L9,xx)
	1/4" SCREENED PEA GRAVEL 2'-3" DEPTH (BY: LOCAL SUPPLIER) (REFER TO DETAIL XX/L9,XX)
	ARTIFICIAL TURF (BY SYNTHETICGRASSWAREHOUSE) TYPE: DIAMOND PRO FESCUE COLOR: OLIVE GREEN (REFER TO DETAIL XX/L9,XX)
	LANDSCAPE AREA

Shredded hardwood mulch- 3" in all non turf areas

FREIGHT HOUSE VILLAGE
2001 WALNUT STREET & E. 20TH STREET
KANSAS CITY, MO 64108
PROJECT # H22-128

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

hpla studio
HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

VICTOR ALSTON
E: vic@revivalstl.com

SHEET TITLE
PRELIMINARY
LANDSCAPE PLAN

SHEET NUMBER
L1.01

SCALE: AS INDICATED

PRELIMINARY DEVELOPMENT PLAN - 2022-SEPTEMBER-12 - NOT FOR CONSTRUCTION

POEHLMAN & PROST, INC.

LAND SURVEYING AND CIVIL ENGINEERING

P.O. Box 1518
46 "C" Worthington Access Drive
Maryland Heights, Missouri 63043-3803
(314) 997-5777
Fax (314) 997-0403
www.poehlmanprost.com

October 13, 2022

City of Kansas City, Missouri
414 East 12th Street
Kansas City, Missouri 64106

Re: Freight House Village
222-027

Dear Sir,

The garage entrance on 21st Street appears to have an area free of trees, shrubs, signs, automobiles, or other obstructions to provide adequate sight distance.

The garage entrance on Walnut Street would need to have two parallel parking stalls along Walnut Street removed to provide an area free of trees, shrubs, signs, automobiles, or other obstructions to provide adequate sight distance.

This submittal is for your review.

Sincerely,

Poehlman & Prost, Inc.

Paul Mertz

R. Paul Mertz, P.E.



DESIGNED BY: D.E. & M.R.
 DRAWN BY: D.E. & M.O.
 LAOR: DANIEL R. ERLANDSON
 PLOT DATE: 09/12/2022

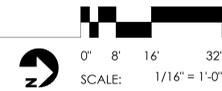
ISSUE FOR PRICING/BIDDING:
 ISSUE DATE:
 ISSUE FOR PERMIT APPLICATION:
 ISSUE DATE:
 ISSUE FOR CONSTRUCTION:
 ISSUE DATE:

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

COPYRIGHT 2020 - Humphreys & Partners Landscape Architecture, L.L.C. All Rights Reserved.
 The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.



**PRELIMINARY LANDSCAPE PLAN
 SITE PLAN**



PLANT PALETTE - SITE

TREES				
NAME	QTY.	SIZE	CALIPER	COMMENTS
<i>Gleditsia triacanthos</i> 'Shademaster' SHADEMASTER HONEYLOCUST	07	36" BOX	3" CAL. MIN.	12'-15' HT. STANDARD
<i>Acer rubrum</i> RED MAPLE	07	36" BOX	3" CAL. MIN.	12'-15' HT. STANDARD
<i>Cornus florida</i> 'Cherokee Chief' CHEROKEE CHIEF DOGWOOD	03	24" BOX	2" CAL. MIN.	10' HT. MULTI-STEM
<i>Betula nigra</i> 'Little King' DWARF RIVER BIRCH	04	24" BOX	N/A	12'-15' HT. MULTI-STEM

SHRUBS			
NAME	QTY.	SIZE	HEIGHT
<i>Cornus sericea</i> RED TWIG DOGWOOD	00	5 GAL	24" HT.
<i>Pennisetum alopecuroides</i> 'Ginger Love' GINGER LOVE FOUNTAIN GRASS	00	5 GAL	18" HT.
<i>Panicum virgatum</i> SWITCH GRASS	00	5 GAL	30" HT.
<i>Euonymus alatus</i> DWARF BURNING BUSH	00	5 GAL	18" HT.
<i>Spiraea x bumalda</i> 'Freibelli' JAPANESE SPIREA	00	5 GAL	30" HT.
<i>Buxus microphylla</i> LITTLE LEAF BOXWOOD	00	5 GAL	18" HT.

GROUNDCOVERS		
NAME	QTY.	SIZE
<i>Vinca minor</i> LESSER PERIWINKLE	00	5 GAL
<i>Salvia leucantha</i> PURPLE SAGE	00	3 GAL

LANDSCAPE MATERIALS

INTEGRAL COLORED CONCRETE (BY: DAVIS)
 COLOR: TRD | FINISH: LIGHT BROOM
 SCORE SIZE: 5' x 5' SAW-CUT (REFER TO DETAIL xx/19.xx)

LANDSCAPE AREA

Shredded hardwood mulch- 3" in all non turf areas

88-425-LANDSCAPE REQUIREMENTS	Description of what is required	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	1 tree every 30' street frontage	21	21		
88-425-04 General	1 tree per 5,000 sf of principal building	9	21		
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets					
Buffer Width	10'		N/A		
Trees	1 tree per 30 lf of landscape		N/A		
Shrubs/Wall/Berm	Interior of the perimeter landscape buffer		N/A		
88-425-05 Perimeter Vehicular Use Area Adjacent to Residential Zones					
Buffer Width			N/A		
Shrubs/Berm/Fence/Wall			N/A		
88-425-06 Interior Vehicular Use Area					
Interior Area			N/A		
Trees			N/A		
Shrubs			N/A		
88-425-07 Parking Garage Screening	N/A				
88-425-08 Mechanical/Utility Equipment Screening	N/A				
88-425-09 Outdoor Use Screening	N/A				

FREIGHT HOUSE VILLAGE
 2001 WALNUT STREET & E. 20TH STREET
 KANSAS CITY, MO 64108
 PROJECT #H22-128

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.



HUMPHREYS & PARTNERS LANDSCAPE ARCHITECTURE, L.L.C.
 5339 ALPHA ROAD SUITE 300
 DALLAS, TX 75240
 T: (972) 701-9636
 F: (972) 701-9639
 W: www.hplastudio.com

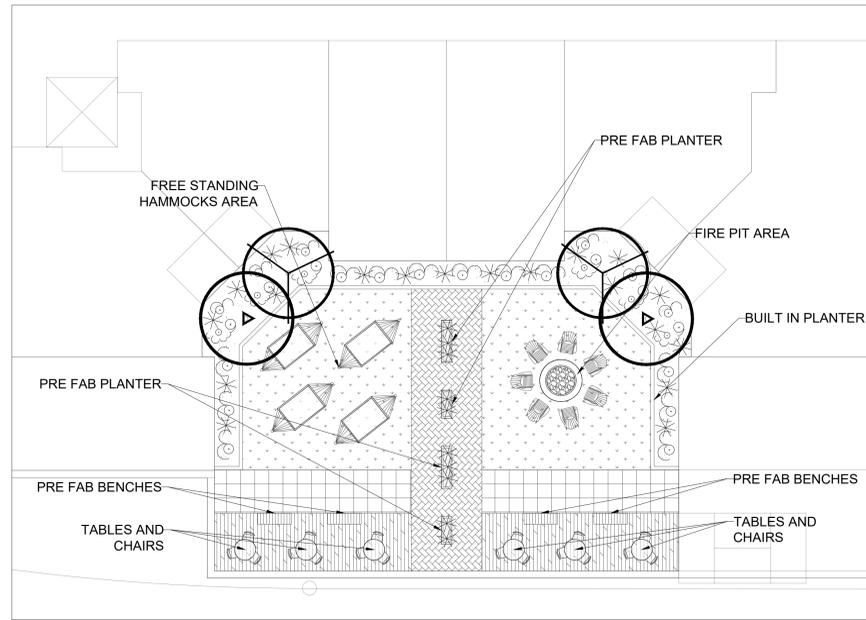
VICTOR ALSTON
 E: vic@revivalstl.com

SHEET TITLE
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER
L1.00

SCALE: AS INDICATED

PRELIMINARY DEVELOPMENT PLAN - 2022-SEPTEMBER-12 - NOT FOR CONSTRUCTION



PLANT PALETTE - INTERIOR COURTYARD

TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS
<i>Cornus florida</i> 'Cherokee Chief' CHEROKEE CHIEF DOGWOOD	02	24" BOX	2" CAL. MIN.	10' HT. MULTI-STEM
<i>Betula nigra</i> 'Little King' DWARF RIVER BIRCH	02	24" BOX	N/A	12'-15' HT. MULTI-STEM

SHRUBS

NAME	QTY.	SIZE	HEIGHT
<i>Deutzia gracilis</i> 'nikko' SLENDER DEUTZIA	00	5 GAL	24" HT.
<i>Pennisetum alopecuroides</i> 'Ginger Love' GINGER LOVE FOUNTAIN GRASS	00	5 GAL	24" HT.
<i>Hydrangea arborescens</i> SMOOTH HYDRANGEA	00	5 GAL	24" HT.
<i>Itea virginica</i> 'Henry's Garnet' HENRY'S GARNET ITEA	00	5 GAL	24" HT.
<i>Cornus sericea</i> RED TWIG DOGWOOD	00	5 GAL	24" HT.
<i>Spiraea x bumalda</i> 'Freibellii' JAPANESE SPIREA	00	5 GAL	30" HT.
<i>Panicum virgatum</i> SWITCH GRASS	00	5 GAL	30" HT.

GROUNDCOVERS / VINES

NAME	QTY.	SIZE
<i>Pachysandra procumbens</i> ALLEGHENY SPURGE	00	1 GAL
<i>Salvia laucantha</i> PURPLE SAGE	00	3 GAL
<i>Hedera helix</i> 'Variegata' VARIEGATED ENGLISH IVY	00	3 GAL

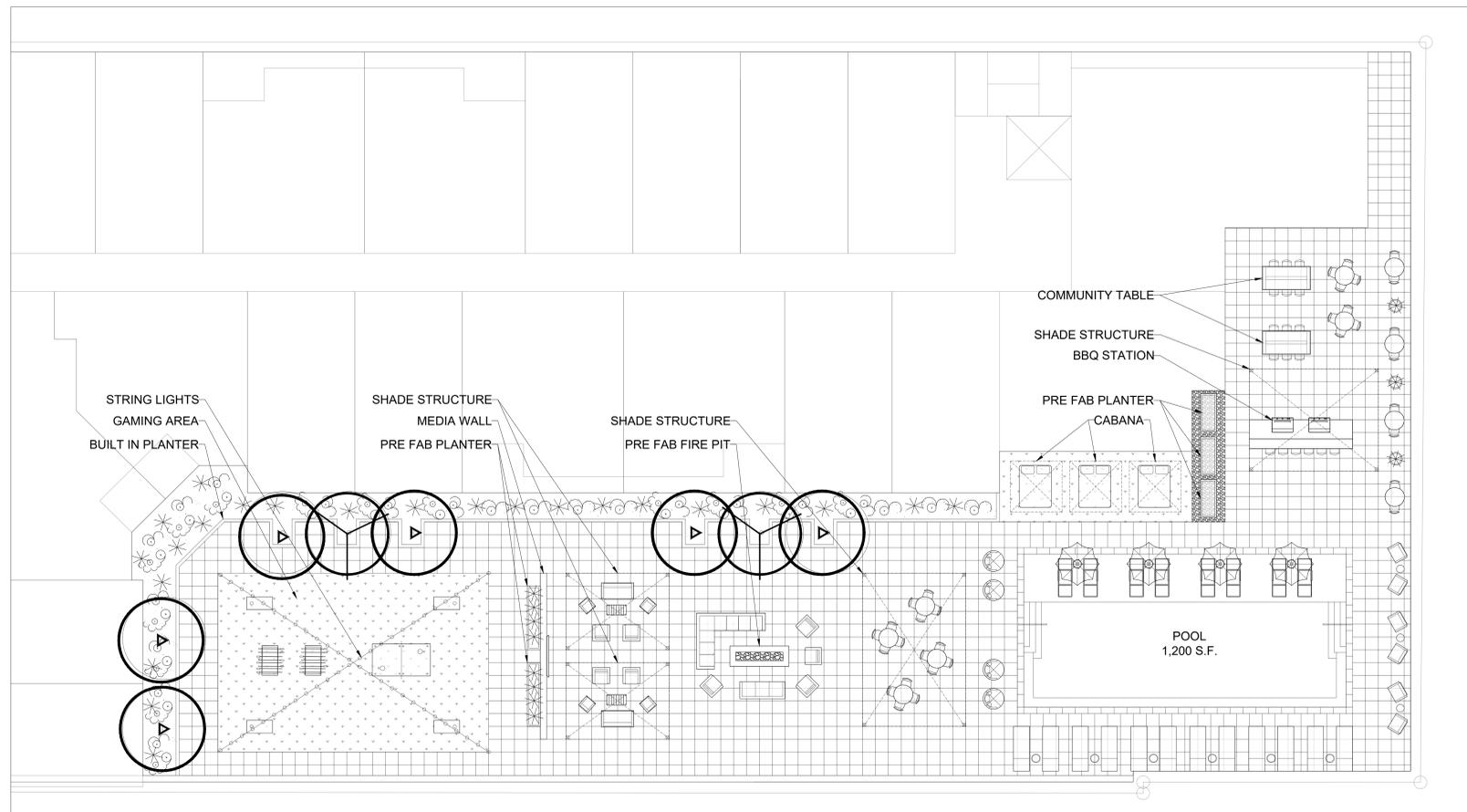
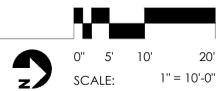
LANDSCAPE MATERIALS

- INTEGRAL COLORED CONCRETE (BY: DAVIS)
COLOR: TBD | FINISH: LIGHT BROOM

- COLOR: TBD | FINISH: LIGHT BROOM
SCORE SIZE: 2' x 2' SAW-CUT (REFER TO DETAIL XX/L9.XX)
- STAMPED COLORED CONCRETE (BY: DAVIS) | COLOR: TBD | PATTERN: HERRINGBONE
- COMPOSITE WOOD DECKING (BY: TREX.COM) | SIZE: 12' x 5.5' x 1" | COLOR: ROPE SWING (REFER TO DETAIL XX/L9.XX)
- ARTIFICIAL TURF (BY SYNTHETICGRASSWAREHOUSE) | TYPE: DIAMOND PRO FESCUE | COLOR: OLIVE GREEN (REFER TO DETAIL XX/L9.XX)
- LANDSCAPE AREA
- Shredded hardwood mulch- 3" in all non turf areas

PRELIMINARY LANDSCAPE PLAN

INTERIOR COURTYARD



PLANT PALETTE - POOL DECK

TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS
<i>Cornus florida</i> 'Cherokee Chief' CHEROKEE CHIEF DOGWOOD	06	24" BOX	2" CAL. MIN.	10' HT. MULTI-STEM
<i>Betula nigra</i> 'Little King' DWARF RIVER BIRCH	02	24" BOX	N/A	12'-15' HT. MULTI-STEM

SHRUBS

NAME	QTY.	SIZE	HEIGHT
<i>Pennisetum alopecuroides</i> 'Ginger Love' GINGER LOVE FOUNTAIN GRASS	00	5 GAL	24" HT.
<i>Hydrangea arborescens</i> SMOOTH HYDRANGEA	00	5 GAL	24" HT.
<i>Itea virginica</i> 'Henry's Garnet' HENRY'S GARNET ITEA	00	5 GAL	24" HT.
<i>Deutzia gracilis</i> 'nikko' SLENDER DEUTZIA	00	5 GAL	24" HT.
<i>Cornus sericea</i> RED TWIG DOGWOOD	00	5 GAL	24" HT.
<i>Spiraea x bumalda</i> 'Freibellii' JAPANESE SPIREA	00	5 GAL	30" HT.
<i>Panicum virgatum</i> SWITCH GRASS	00	5 GAL	30" HT.
<i>Euonymus alatus</i> DWARF BURNING BUSH	00	5 GAL	18" HT.

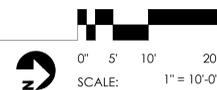
GROUNDCOVERS / VINES

NAME	QTY.	SIZE
<i>Pachysandra procumbens</i> ALLEGHENY SPURGE	00	1 GAL
<i>Salvia laucantha</i> PURPLE SAGE	00	3 GAL
<i>Hedera helix</i> 'Variegata' VARIEGATED ENGLISH IVY	00	3 GAL

- LANDSCAPE MATERIALS**
- INTEGRAL COLORED CONCRETE (BY: DAVIS)
COLOR: TBD | FINISH: LIGHT BROOM
SCORE SIZE: 2' x 2' SAW-CUT (REFER TO DETAIL XX/L9.XX)
 - 1/4" SCREENED PEA GRAVEL 2'-3" DEPTH (BY: LOCAL SUPPLIER)
(REFER TO DETAIL XX/L9.XX)
 - ARTIFICIAL TURF (BY SYNTHETICGRASSWAREHOUSE) | TYPE: DIAMOND PRO FESCUE | COLOR: OLIVE GREEN (REFER TO DETAIL XX/L9.XX)
 - LANDSCAPE AREA
 - Shredded hardwood mulch- 3" in all non turf areas

PRELIMINARY LANDSCAPE PLAN

POOL DECK



DESIGNED BY: D.E. & M.R.
DRAWN BY: D.E. & M.O.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 09/12/2022

ISSUE FOR PRICING/BIDDING:
ISSUE DATE
ISSUE FOR PERMIT APPLICATION:
ISSUE DATE
ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

COPYRIGHT 2020 - Humphreys & Partners Landscape Architecture, L.L.C. All Rights Reserved
The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

FREIGHT HOUSE VILLAGE
2001 WALNUT STREET & E. 20TH STREET
KANSAS CITY, MO 64108
PROJECT # H22-128

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.



HUMPHREYS & PARTNERS LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

VICTOR ALSTON
E: vic@revivalstl.com

SHEET TITLE
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER
L1.01

SCALE: AS INDICATED

PRELIMINARY DEVELOPMENT PLAN - 2022-SEPTEMBER-12 - NOT FOR CONSTRUCTION

